

Debtor's Name NEGEV INVESTMENTS, LLC

Case No. 24-12091

Part 8: Individual Chapter 11 Debtors (Only)

a. Gross income (receipts) from salary and wages	\$0
b. Gross income (receipts) from self-employment	\$0
c. Gross income from all other sources	\$0
d. Total income in the reporting period (a+b+c)	\$0
e. Payroll deductions	\$0
f. Self-employment related expenses	\$0
g. Living expenses	\$0
h. All other expenses	\$0
i. Total expenses in the reporting period (e+f+g+h)	\$0
j. Difference between total income and total expenses (d-i)	\$0
k. List the total amount of all postpetition debts that are past due	\$0
l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)?	Yes <input type="radio"/> No <input checked="" type="radio"/>
m. If yes, have you made all Domestic Support Obligation payments?	Yes <input type="radio"/> No <input type="radio"/> N/A <input checked="" type="radio"/>

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Alan Gomperts

Signature of Responsible Party

Authorized Representative

Title

Alan Gomperts

Printed Name of Responsible Party

12/23/2025

Date

Negev Investments, LLC
Preliminary Balance Sheet
As of November 30, 2025

	<u>Nov 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Farmers Checking	92.06
Farmers Tax Account	200.00
Total Checking/Savings	<u>292.06</u>
Other Current Assets	
Receivable - Seapiper	16,791.90
Total Other Current Assets	<u>16,791.90</u>
Total Current Assets	17,083.96
Fixed Assets	
Building Improvements - Solar	171,200.00
Buildings and Improvements	954,800.00
Land	145,200.00
Total Fixed Assets	<u>1,271,200.00</u>
TOTAL ASSETS	<u>1,288,283.96</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Member Loan	200.00
Note Payable - Ygrene	160,357.43
Total Other Current Liabilities	<u>160,557.43</u>
Total Current Liabilities	<u>160,557.43</u>
Total Liabilities	160,557.43
Equity	
Members Equity	1,127,726.53
Total Equity	<u>1,127,726.53</u>
TOTAL LIABILITIES & EQUITY	<u>1,288,283.96</u>

Negev Investments, LLC
Preliminary Profit & Loss
November 2025

	Nov 25
Net Income	<u><u>0.00</u></u>

Negev Investments, LLC
Preliminary Statement of Cash Flows
January through November 2025

	<u>Jan - Nov 25</u>
Cash at beginning of period	<u>292.06</u>
Cash at end of period	<u><u>292.06</u></u>

Nov-25

Professional/Role	Date of Retention	Retainer Paid		Fees Approved by Court		Expenses Approved by Court		Retainer Applied		Fees Paid (over retainer)		Expenses Paid (over retainer)	
		Prepetition	At Petition Date	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative
Weintraub Zolkin Talerico & Selth LLP (Insolvency Counsel)	5/28/204 effective as of 3/19/24	\$ 10,000.00	\$ 7,017.00	\$ -	\$ 34,249.00	\$ -	\$ 251.55	\$ -	\$ 7,017.00	\$ -	\$ -	\$ -	\$ -

Negev Investments, LLC
Insurance Schedule

<u>Name of Insurance Carrier</u>	<u>Type of Insurance</u>	<u>Policy Number</u>	<u>Policy Expiration Date</u>	<u>Payment Date</u>
Great Lakes Insurance SE	Building and General Liability	KGLPK001122-01	2/3/26	Monthly Payments

Policy in the name of Seapiper Inn, Inc., Negev Investments, LLC Listed as additional Insured.

Negev Investments, LLC
Reconciliation Summary
Farmers Checking, Period Ending 11/30/2025

	<u>Nov 30, 25</u>
Beginning Balance	92.06
Cleared Balance	92.06
Register Balance as of 11/30/2025	92.06
Ending Balance	92.06



NEGEV INVESTMENTS LLC
DIP CASE NO 2:24-BK-12091-VZ
OPERATING ACCOUNT
257 S LINDEN DR
BEVERLY HILLS CA 90212-3704

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Account Title

Negev Investments LLC
DIP Case No 2:24-bk-12091-VZ
Operating Account

Bankruptcy Trustee Summary

Account Number	5635	Number of Enclosures	0
Beginning Balance	92.06	Statement Dates	11/03/25 thru 11/30/25
Deposits/Credits	0.00	Days in the statement period	28
Checks/Debits	0.00	Average Ledger	92.06
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	92.06		

Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
11/03	92.06				

End of Statement

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Bankruptcy Trustee

5635 (continued)



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Negev Investments, LLC
Reconciliation Summary
Farmers Tax Account, Period Ending 11/30/2025

	Nov 30, 25
Beginning Balance	200.00
Cleared Balance	200.00
Register Balance as of 11/30/2025	200.00
Ending Balance	200.00



NEGEV INVESTMENTS LLC
DIP CASE NO 2:24-BK-12091-VZ
TAX ACCOUNT
257 S LINDEN DR
BEVERLY HILLS CA 90212-3704

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Account Title

Negev Investments LLC
DIP Case No 2:24-bk-12091-VZ
Tax Account

Bankruptcy Trustee Summary

Account Number	5643	Number of Enclosures	0
Beginning Balance	200.00	Statement Dates	11/03/25 thru 11/30/25
Deposits/Credits	0.00	Days in the statement period	28
Checks/Debits	0.00	Average Ledger	200.00
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	200.00		

Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
11/03	200.00				

End of Statement

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Bankruptcy Trustee

5643 (continued)



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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
11766 Wilshire Blvd, Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled (*specify*): **MONTHLY OPERATING REPORT – NOVEMBER, 2025** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) December 23, 2025, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF Service List

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

December 23, 2025
Date

Martha E. Araki
Printed Name

/s/ Martha E. Araki
Signature

Seaton Investments, LLC – Jointly Administered

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- Attorneys for Corporate Debtors Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Halevy: **Zev Shechtman, Carol Chow, Turner Falk, Ryan Coy:** zev.shechtman@saul.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com; ryan.coy@saul.com
- Attorneys for Creditor First Foundation Bank: **Scott R Albrecht:** scott.albrecht@sgsattorneys.com; jackie.nguyen@sgsattorneys.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Tanya Behnam, Garrick Vanderfin:** gvanderfin@polsinelli.com, tbehnam@polsinelli.com; tanyabehnam@gmail.com; ladocketing@polsinelli.com; zyoung@polsinelli.com; ccripe@polsinelli.com;
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Jacquelyn H Choi:** jacquelyn.choi@rimonlaw.com; docketingsupport@rimonlaw.com
- Attorneys for Creditor United States of America on behalf of the Internal Revenue Service: **Robert F Conte:** robert.conte@usdoj.gov; caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- Courtesy NEF/Interested Party: **Christopher Cramer:** secured@becket-lee.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Christopher Crowell, Jessica M Simon:** ccrowell@frandzel.com; mbrandenberg@frandzel.com
- Attorneys for Creditors Archway Real Estate Income Fund I SPE I, LLC, Archway Broadway Loan SPE, LLC, fka Archway Real Estate Income Fund I REIT, LLC, Archway Real Estate Income Fund, and Plaintiff Archway Broadway Loan SPE, LLC: **Michael G. Fletcher, Bruce D. Poltrock, Paige Selina Poupart, Gerrick Warrington:** mfletcher@frandzel.com; ppoupart@frandzel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com; autodocket@frandzel.com
- Attorneys for Creditors NewRez LLC d/b/a Shellpoint Mortgage Servicing, Wells Fargo National Bank West: **Todd S Garan:** ch11ecf@aldridgepate.com; TSG@ecf.inforuptcy.com; tgaran@aldridgepate.com
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Richard Girgado:** rgirgado@counsel.lacounty.gov
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James:** jjames@buchalter.com; gvidales@buchalter.com; docket@buchalter.com
- Courtesy NEF/Interested Party Avi Muhtar: **Avi Edward Muhtar:** amuhtar@crownandstonelaw.com
- Attorneys for Creditor AIRE Ancient Baths Los Angeles, LLC: **David B Shemano:** dshemano@shemanolaw.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jessica M. Simon:** jsimon@hrhlaw.com; mgranzow@hrhlaw.com
- Attorneys for Creditor Wells Fargo Bank, N.A. dba Wells Fargo Auto: **Samantha White:** Samantha.white@wellsfargo.com
- Attorneys for Creditor Wells Fargo Bank, N.A.: **Jennifer C Wong:** bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustpreion16.la.ecf@usdoj.gov; **Kelly L. Morrison:** Kelly.l.morrison@usdoj.gov